

TOWN OF WEBSTER
ZONING BOARD OF ADJUSTMENTS
MEETING MINUTES TUESDAY AUGUST 10, 2021

1 The Zoning Board of Adjustments (ZBA) held a virtual meeting on August 10, 2021. The meeting was
2 held at Webster Town Hall; 945 Battle Street, Webster NH 03303 in the Grange Hall.

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4 **ZBA Members present:** Marty Bender (Chairperson), Barbara Corliss, Guy Larochelle, Jaye Terrazzano-
5 Bowe.

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7 **Also, present:** Russell Tatro (Land Use Coordinator), Therese Larson, William Inman.

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9 Chairperson Bender informed Mr. Smith that there were currently only four members on the ZBA present
10 at tonight's meeting and it would take three yes votes from the ZBA to approve an exemption. He
11 informed him of his rights to hold off until the next meeting to wait for more members to be present. Mr.
12 Smith stated that he wished to proceed with the hearing.

13
14 Chairperson Bender opened the August 10, 2021, meeting of the ZBA at 7:01pm and asked Secretary
15 Terrazzano-Bowe to take attendance. Normandie Blake and Robert Drown were absent. Chairperson
16 Bender then asked Secretary Terrazzano-Bowe to read the application. After the application was
17 presented Chairperson Bender went over procedures for tonight's hearing. He then informed Mr. Smith of
18 the timeline for a re-hearing and the process of appealing the Board's decision in superior court.

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20 Chairperson Bender asked Mr. Smith to describe his proposed business.

21
22 Mr. Smith stated that he was interested in starting a small engine repair business. He would be primarily
23 picking up the equipment with his trailer and transporting it to the shop and didn't expect additional
24 traffic. He was intending to have this as a full-time business. Chairperson Bender had a question
25 regarding the dimensions that were not present on the map and asked Mr. Smith if he could go over the
26 dimensions with the Board. Mr. Smith then described the dimensions for the Board. The Business would
27 be in the barn which is fifteen feet from the house and around ninety feet from the road.

28
29 Member Larochelle asked what Mr. Smith plans were for oil and chemical storage. Mr. Smith stated that
30 all used oil is given to Emmett Bean and burns it in his waste oil furnace. The new oil came from the
31 tractor supply store, and he did not plan on storing large quantities of oil. Member Larochelle expressed
32 his concern over fire safety and asked if Mr. Smith was a part of the Fire Department. Mr. Smith
33 responded that he was a Captain in the Fire Department and briefly went over the precautions he planned
34 to take to prevent fires.

35
36 Member Corliss asked Chairperson Bender if the twenty five percent maximum space for a home
37 business was irrelevant because the business would be outside the primary structure. Chairperson Bender
38 stated that the percentage would not be relevant because business would be in the Barn and not inside the
39 primary dwelling. Member Corliss asked if there would be additional employees. Mr. Smith stated that
40 there would be no additional employees.

41
42 Member Terrazzano-Bowe asked about equipment sales and if any equipment would be placed on the
43 lawn. Mr. Smith stated that if he had equipment to sell, he would use the Facebook Marketplace or
44 Craigslist.

45
46 Member Corliss asked about the signage. Mr. Smith stated that he wanted to keep the sign the same size
47 as the existing sign. Chairperson Bender asked what hours the business would be open. Mr. Smith stated
48 that he wanted the hours to be Monday-Friday 8:00am to 4:00pm. Member Larochelle asked if he would
49 need additional lighting. Mr. Smith stated the only light he needed is the pre-existing outside floodlight.

Member Larochelle had concerns that the property not become like a similar business on Corn Hill Road that looked like a junk yard. Mr. Smith stated that he wouldn't be storing parts or equipment outside and he had a lean-to behind that barn for storage that was not visible from the road.

Member Corliss asked if these provisions would run with the land or the property owner. Chairperson Bender responded that it went with the land. The new owner could continue the same business. However, if it was not continued within two years the exception would expire.

Chairperson Bender opened the hearing to abutter comments.

William Inman stated that after hearing tonight's discussion he did not have any objections to the proposal.

Therese Larson stated that she also did not have any objections. She and her husband thought it would be great to have a small engine repair shop in Town.

Chairperson Bender closed the hearing and the Board began its deliberation.

Member Terrazzano-Bowe stated she was concerned about the lot becoming a junkyard and wanted to make sure no equipment would be stored in the yard. Chairperson Bender stated that the Board had to consider what may happen in the future, and it made sense to put conditions to prevent the property from becoming a junkyard. Member Corliss stated that she would like to require fire rated storage containers, limiting the size of the signage, no outside storage for sales, and the installation of the sheetrock. Member Larochelle wanted to make sure fire safe storage containers were used.

MOTION: Jaye Terrazzano-Bowe

Motion to accept the application on the stipulation that hours of operation be Monday-Friday 8:00am to 4:00pm, there be no curbside sales, sheet rock be installed, the sign size be limited to three feet by two feet and fire rated containers be used for all rag, oil, and chemical storage.

MARTIN BENDER – YES

JAYE TERRAZZANO-BOWE – YES

BARBARA CORLISS – YES

GUY LAROCHELLE - YES

The motion passed 4 to 0

MOTION: Jaye Terrazzano-Bowe

Motion to accept the draft minutes from 6/8/19 as amended.

SECOND: Barbara Corliss

MARTIN BENDER – YES

JAYE TERRAZZANO-BOWE – YES

BARBARA CORLISS – YES

GUY LAROCHELLE - YES

The motion passed 4 to 0

MOTION: Barbara Corliss

Motion to adjourn at 7:42pm

SECOND: Jaye Terrazzano-Bowe

MARTIN BENDER – YES

JAYE TERRAZZANO-BOWE – YES

BARBARA CORLISS – YES

GUY LAROCHELLE - YES

The motion passed 4 to 0

Respectfully,

Chairperson Martin Bender

Minutes taken by Russell Tatro